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FILE: PA97-

CP01-0005

DATE: April 4, 2001
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP01-0005 For Project No. PA97-0134, Aliso Viejo Golf Resort
APPLICANT: Emerald Venture Group, Inc.

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission. The Aliso Viejo Advisory Planning Committee recommended the project for County approval on March 28, 2001. Their recommended conditions are reflected in the approved Changed Plan.

The proposed changes are as follows:

1. Addition of an 8' x 16' modular kitchen unit adjacent to the temporary starters tent. Included is screening and new landscaping adjacent to the kitchen screen.
2. Relocation of the administration trailer from its present location near the south end of the driving range to a location closer to the temporary clubhouse.
3. Striping of the existing asphalt area east of the kitchen area at the end of Golf Drive to provide for 36 additional parking spaces. The new spaces provide for additional handicap parking.
4. Addition of two new non-paved parking areas totaling 35 spaces to provide for overflow parking. One parking area is accessed from Golf Drive and provides parking for 9 cars. The second parking area is accessed from Hotel Loop Road and provides parking for 26 cars. These parking areas will have a surface of 6 inches decomposed granite.

CONDITION:

1. Prior to the issuance of a grading permit for the overflow parking areas, the applicant shall: 1) design the overflow parking areas with a vehicle turnaround area; and 2) design Hotel Loop with 24 feet of paving across the parking area frontage, all in a manner meeting the approval of the Manager, Subdivision and Grading Services.
2. The uses approved by this Changed Plan, as well as all other temporary tent and trailer uses on site, shall expire on June 30, 2003.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.